

**CERTIFICATE OF INSPECTION**

Address:	891 High Street	Date:	January 20, 2015
Perm. Parcel No:	813-22-011	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	<b>Christine Lozar (Foskey)</b>	Maximum Occupancy:	8 persons
		Property:	Legal Conforming [X]
Address:	same		Legal Non-Conforming []
City:			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair/replace missing or damaged cedar siding.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

**EXTERIOR ITEMS:**

1. Clean, repair or replace all missing/damaged gutters and downspouts.
2. Clean window and door awnings and scrape and paint as needed.
3. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
4. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
5. Repair, replace or remove back screened in patio enclosure, to include but not limited to roof, walls, screens, rotten wood, carpet and uneven concrete.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL, CONCRETE AND  
MAJOR CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

**Inspector: Robert Brown**

Certificate of Inspection  
**891 High St.**  
Christine Lozar (Foskey)  
January 20, 2015

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Replace the entire drive apron of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 17 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 2 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
4. Level 1 squares of public sidewalk. Level 2 squares of front and rear service sidewalk.
5. Replace 2 squares of rear and side service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
6. Level 5 squares of driveway concrete.
7. Replace missing sections of the concrete curb when performing apron repair or replacement.

**NOTE:** Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

**NOTE:** Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.

**GENERAL PLUMBING ITEMS:**

1. Add a vacuum breaker at all faucets with threaded hose connections such as laundry tub and hose bibs.
2. Replace globe gas valve by hot water tank on back wall up in floor joist.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**